

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT**

(Request to Establish a Concrete Cement Plant in the IN, Industrial Zoning District, South Side of Somer Drive Approximately 119 Feet West of Lincoln Avenue - Plan Case No. 1877-SU-03)

WHEREAS, Mark Blager has submitted a petition under Plan Case 1877-SU-03 for a Special Use Permit to establish a cement concrete plant operation in the IN, Industrial Zoning District on a 3.2 acre site on the south side of Somer Drive approximately 119 feet west of Lincoln Avenue legally described as attached; and

WHEREAS, the Urbana Zoning Ordinance Table of Uses does not specifically list "concrete cement plant" as a use but does specify that "all other industrial uses" shall be permitted in the IN, Industrial Zoning District under the provisions of a Special Use Permit review; and

WHEREAS, all applicable development regulations are intended to be met by the petitioner, including those involving setbacks, drainage, and vehicular access considerations; and

WHEREAS, the conditions placed on the approval in Section 1 herein should minimize the impact of the proposed development on surrounding properties; and

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on January 22, 2004 concerning the petition filed by the petitioner in Plan Case No. 1877-SU-03; and

WHEREAS, on January 22, 2004, the Urbana Plan Commission voted 7 ayes and 0 nays to forward the case to the Urbana City Council with a recommendation to approve the request for a Special Use Permit, subject to the conditions as outlined in Section 1 herein; and

WHEREAS, the approval of the Special Use Permit, with the condition set forth below, is consistent with the requirements of Section VII-6 of the Urbana Zoning Ordinance, Special Use Permit Procedures, and with the general intent of that Section of the Ordinance; and

WHEREAS, the findings of the Plan Commission indicate that approval of the special use permit would promote the general health, safety, morals, and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. A Special Use Permit is hereby approved to allow the establishment of a cement concrete plant on the subject 3.2-acre parcel as described on the attached legal description with the following conditions upon approval:

1. That the layout of the facility shall closely resemble the attached Site Development Plan. Any significant deviation from this Site Development Plan will require an amendment to the Special Use Permit, including further review by the Plan Commission and approval by City Council.
2. That prior to construction an engineered stormwater management plan be prepared and constructed consistent with the requirements of the Urbana Subdivision and Land Development Code and subject to the review and approval of the City Engineer.
3. Prior to development of the site, a final subdivision plat shall be recorded creating the lot. The subdivision final plat shall be in conformance to the approve Preliminary Subdivision Plat approved for the North Lincoln Avenue Industrial Park Subdivision.
4. Seven-foot high opaque fencing be installed on the north, east and west perimeters of the site.

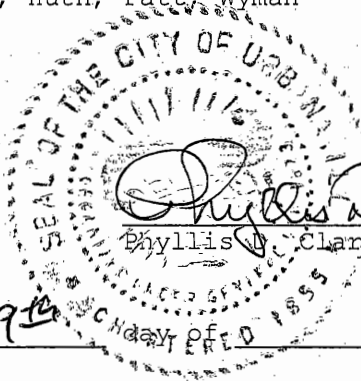
Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this 2nd day of February,  
2004.

AYES: Chynoweth, Hayes, Huth, Patt, Wyman

NAYS:

ABSTAINS:



*Phyllis D. Clark*  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this 9th day of February,  
2004.

*Tod Satterthwaite*  
Tod Satterthwaite, Mayor

# LEGAL DESCRIPTION

NORTH LINCOLN AVENUE INDUSTRIAL PARK  
CITY OF URBANA  
CHAMPAIGN COUNTY, ILLINOIS  
PART OF THE E 1/2, SE 1/4, SEC. 31, T. 20N., R.9E., 3<sup>RD</sup> P.M.

REMAINING AREA BETWEEN NORTH LINCOLN AVENUE INDUSTRIAL PARK  
SUBDIVISION NO. 1 AND PROPOSED NORTH LINCOLN AVENUE INDUSTRIAL  
PARK SUBDIVISION NO. 3, ON SOUTH SIDE OF SOMER DRIVE

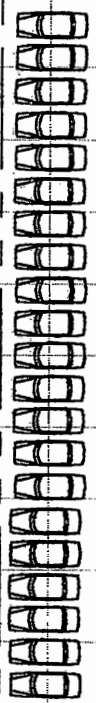
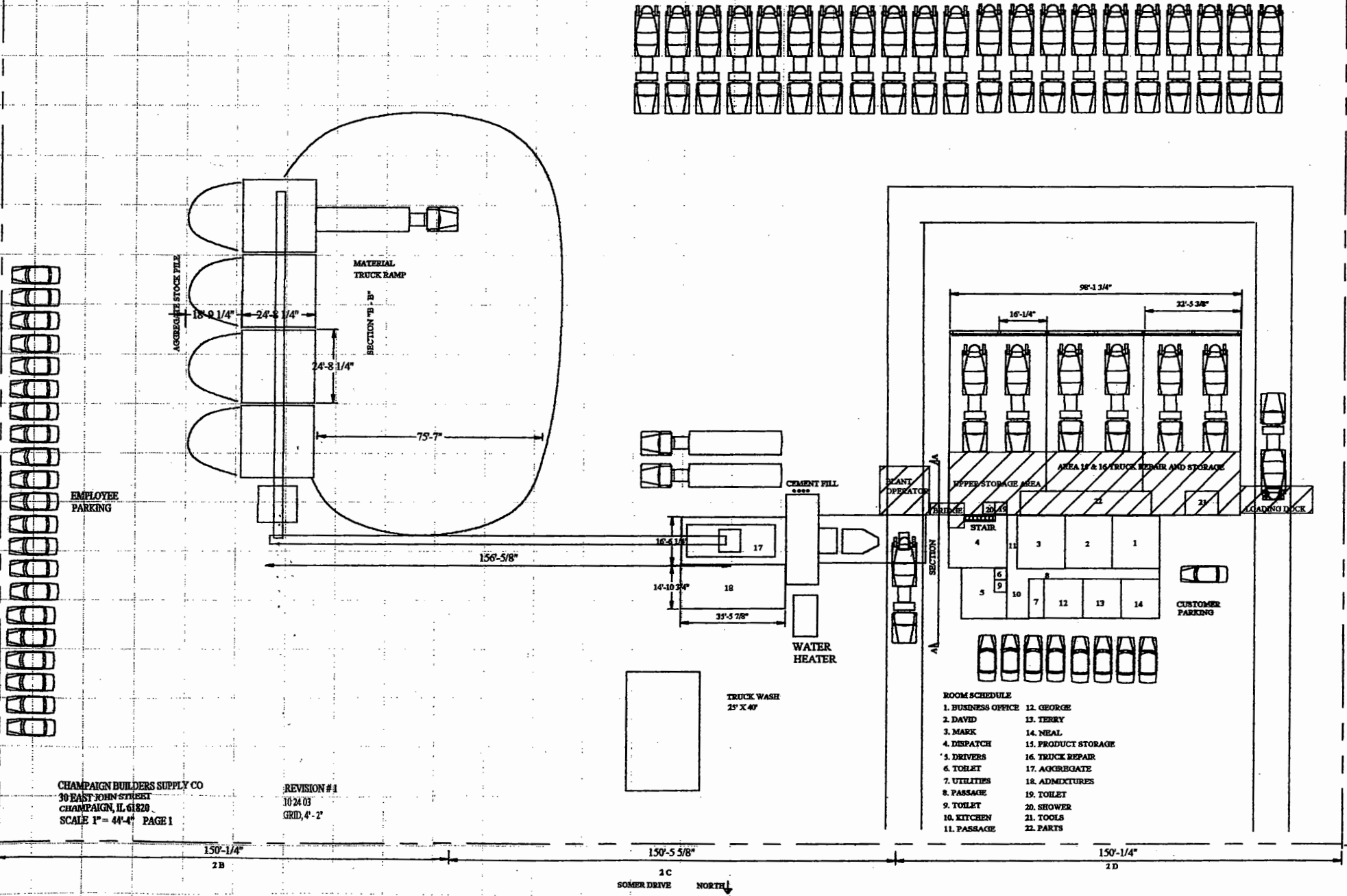
PART OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 31, T. 20 N., R. 9 E. OF THE  
3RD P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 31, T. 20 N., R. 9 E.  
OF THE 3RD P.M.; THENCE N. 00°18'52" W., ALONG THE EAST LINE OF THE  
EAST 1/2 OF THE SE 1/4 OF SAID SECTION 31, 793.60 FEET; THENCE  
S. 89°27'08" W., ALONG THE SOUTH LINE OF LOT 4 OF A PLAT OF SURVEY  
FOR ILLINOIS CENTRAL RAILROAD COMPANY, OF A PART OF THE EAST 1/2  
OF THE SE 1/4 OF SECTION 31 AND THE WEST 1/2 OF THE SW 1/4 OF SECTION  
32, T. 20 N., R. 9 E. OF THE 3RD P.M. AS PER PLAT RECORDED IN PLAT BOOK  
T AS DOCUMENT 773352, AS AMENDED BY INSTRUMENT RECORDED  
JANUARY 20, 1969 AS DOCUMENT 787599, IN THE OFFICE OF THE  
RECORDER, CHAMPAIGN COUNTY, ILLINOIS, A DISTANCE OF 179.75 FEET  
TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S. 89°27'08" W.,  
ALONG THE SOUTH LINE OF SAID LOT 4, 469.38 FEET TO THE SOUTHEAST  
CORNER OF LOT 101 OF NORTH LINCOLN AVENUE INDUSTRIAL PARK  
SUBDIVISION NO. 1; THENCE N. 00°32'52" W., 301.47 FEET TO THE  
NORTHEAST CORNER OF SAID LOT 101 ON THE SOUTH RIGHT-OF-WAY LINE  
OF SOMER DRIVE RECORDED IN BOOK 2104 AT PAGE 573 AS DOCUMENT  
NUMBER 94R 8718 IN THE OFFICE OF THE RECORDER, CHAMPAIGN  
COUNTY, ILLINOIS; THENCE EASTERLY, ALONG SAID SOUTH RIGHT-OF-  
WAY LINE, A CURVE TO THE LEFT, CONVEX TO THE SOUTH, WITH A  
RADIUS OF 283.00 FEET AND AN INITIAL TANGENT BEARING S. 84°41'34" E.,  
A DISTANCE OF 28.92 FEET TO A POINT OF TANGENCY; THENCE  
N. 89°27'08" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 440.51 FEET;  
THENCE S. 00°32'52" E., 300.00 FEET TO THE POINT OF BEGINNING,  
CONTAINING 3.233 ACRES, MORE OR LESS, ALL SITUATED IN THE CITY OF  
URBANA, ILLINOIS.

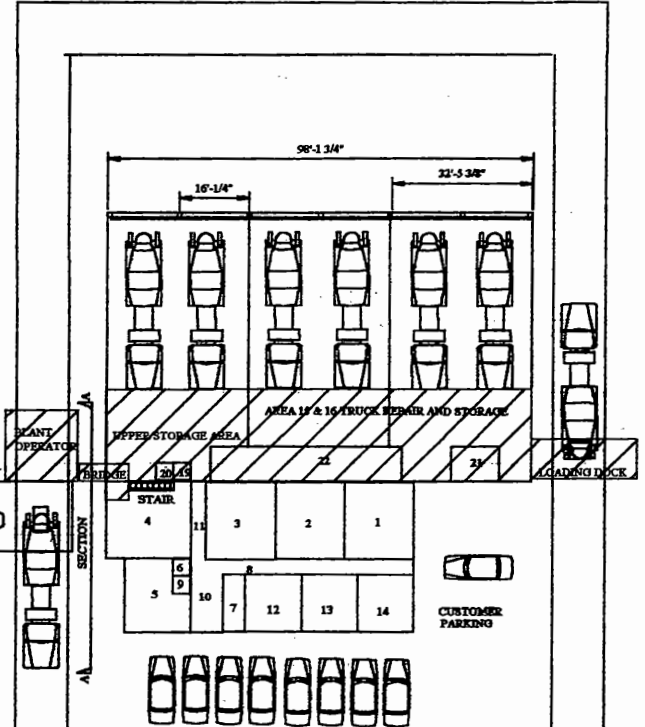
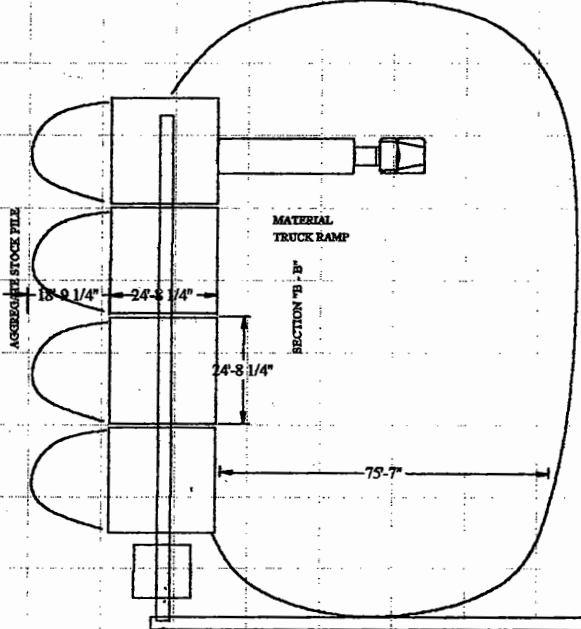
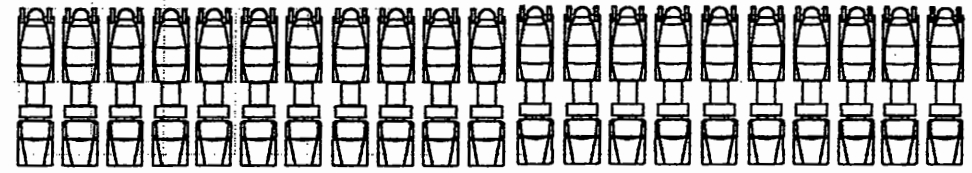
PREPARED BY: DAILY & ASSOCIATES, ENGINEERS, INC.  
THOMAS B. JORDAN  
DECEMBER 30, 2003

# SITE PLAN

450'-1 3/4"



EMPLOYEE PARKING



- ROOM SCHEDULE**
- |                    |                     |
|--------------------|---------------------|
| 1. BUSINESS OFFICE | 12. GEORGE          |
| 2. DAVID           | 13. TERRY           |
| 3. MARK            | 14. NEAL            |
| 4. DISPATCH        | 15. PRODUCT STORAGE |
| 5. DRIVERS         | 16. TRUCK REPAIR    |
| 6. TOILET          | 17. AGGREGATE       |
| 7. UTILITIES       | 18. ADMXITURES      |
| 8. PASSAGE         | 19. TOILET          |
| 9. TOILET          | 20. SHOWER          |
| 10. KITCHEN        | 21. TOOLS           |
| 11. PASSAGE        | 22. PARTS           |

CHAMPAIGN BUILDERS SUPPLY CO  
30 EAST JOHN STREET  
CHAMPAIGN, IL 61820  
SCALE 1" = 44'-4" PAGE 1

REVISION #1  
10/24/03  
GRID, 4'-2"

150'-1/4" 2B  
150'-5 5/8" 2C  
150'-1/4" 2D  
SOMER DRIVE NORTH